



TOWN OF ROCKY HILL MEETING – ACTIONS TAKEN

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE OF MEETING	March 18, 2015
PERSON PREPARING	Eileen A. Knapp, Recording Secretary

MEMBERS PRESENT

1. Dimple Desai, Chairman	2. Kevin Clements, Vice Chairman
3. Victor Zarrilli, Commissioner	4. Carmen D'Agostino, Commissioner
5. William O'Sullivan, Alternate	6. Sean Hussey, Alternate
7. Kimberley A. Ricci, Town Planner/Asst. ZEO	8.
9.	10.

MEMBERS ABSENT

1. Michael Casasanta	2. Giuseppe Aglieco
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*Commissioner O'Sullivan voted in the absence of a regular Commissioner Member.

1st ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to close the public hearing for Special Permit/Site Plan Application, **St. Elizabeth Seton Corporation**, proposing a building addition of approximately 1300 square feet plus access walkways towards the east side of St. Elizabeth Seton Church at 280 Brook Street, in a R-20 Residential Zoning District. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to close the public hearing for Resubdivision Application, **F.L. Roberts & Co., Inc.**, proposing to divide the properties located at 623 and 633 Cromwell Avenue into two lots, Parcel A (# 623) to have 36,996 sq. and Parcel B (#633) to have 64,053 sq. ft., located in a C-Commercial Zoning District. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to recess the public hearing for Special Permit/Site Plan Application, **SMS Realty, LLC**, **proposing** to build two office buildings in two phases totaling 18,040 sq. ft. And associated site improvements for property located at 91 Corporate Place in an OP- Office Park Zoning District. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to recess the public hearing for Proposed Zoning Regulation Amendments, **Town of Rocky Hill**, noted as follows related to mixed-use development and multifamily housing until the April 22nd meeting. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli for a 5-minute recess. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to come out of recess. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the agenda. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

8th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the Consent Agenda. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

9th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to approve the Special Permit/Site Plan Application, **St. Elizabeth Seton Corporation**, proposing a building addition of approximately 1300 square feet plus access walkways towards the east side of St. Elizabeth Seton Church at 280 Brook Street, in a R-20 Residential Zoning District with the following conditions:

- That there be no exterior lighting other than what is required by law
- Including all staff comments

Motion seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

10th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to approve the Resubdivision Application, **F.L. Roberts & Co., Inc.**, proposing to divide the properties located at 623 and 633 Cromwell Avenue into two lots, Parcel A (# 623) to have 36,996 sq. and Parcel B (#633) to have 64,053 sq. ft., located in a C-Commercial Zoning District. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

11th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Application, **F.L. Roberts & Co., Inc.**, proposing to widen the front access driveway for additional vehicle queuing and add 8 spaces with vacuum booms to the front of an existing carwash facility located at 623 Cromwell Avenue in a C-Commercial Zoning District with the following conditions:

- That the double queuing lanes be marked with pavement paintings.
- That the vacuum colors be coordinated with the building colors.
- Including all Staff Comments

Motion seconded by Vice Chairman Clements.

A FRIENDLY AMENDMENT was made by Chairman Desai that the Applicant works with Staff to create a good planting schedule specifying the plants and making sure there is proper coverage of the hill in front of the building. FRIENDLY AMENDMENT ACCEPTED.

All were in favor, MOTION CARRIED UNANIMOUSLY.

12th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve Planimetrics Invoice #1088 for \$10,409. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

13th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 10:20 p.m. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

**DRAFT MEETING MINUTES TO BE AVAILABLE WITHIN SEVEN CALENDAR DAYS FOR
REGULAR MEETINGS AND WITHIN SEVEN WORKDAYS FOR SPECIAL MEETINGS.**